



## Charming House with Very Nice Interiors



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 295,698.17

### Elhelyezkedés

Ország:	France
Irányítószám:	61210
Feladta:	2026. 03. 11.
Leírás:	

Charming, well-laid-out village house of 120 m2, on a 467 m2 plot.

- Ground floor features: a bright 26 m2 living room with a wood-burning stove, a fitted and equipped kitchen with a range cooker and granite worktop, as well as a wine cellar and a separate WC.
- Upstairs: three bedrooms each have their own en-suite shower room and WC, a rare comfort that makes all the difference.
- Second floor: the master suite offers a bedroom with an en-suite bathroom and WC.
- Outside: a terrace accessible from the living room allows you to enjoy sunny days in complete tranquility.

A versatile house, ideal for a fulfilling family life or for developing a bed and breakfast or holiday rental project, thanks to its self-contained suites.

Don't miss out.

Contact us for more information or to arrange a viewing.



Agency Fees payable by the seller.

- Estimated annual energy costs for standard use: Between €1,836 and €2,486 per year. Average energy prices indexed as of January 1, 2023 (including subscription fees).

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Gyakori**

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	467 nm

## **Lease terms**



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Date Available:

**Contact information**

IMLIX ID:

IX8.258.967

